

**57/59**

Main Street, Garforth, Leeds, LS25 1AF

PROMINENT RETAIL UNIT**2,875 sq ft**
(267.10 sq m)

- Suitable for various uses (STP)
- Good location



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Summary

Available Size	2,875 sq ft
Rent	£27,500 per annum
Rates Payable	£14,993.50 per annum
Rateable Value	£39,250
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

The property comprises a large double fronted shop unit with sales space running from the front of the unit to the rear. Storage, staff facilities and a loading area is located to the back right hand side of the property. Additional storage can be provided in the basement. The shop forms part of a three storey building with separate residential accommodation on the upper floors (not included). On street parking is available directly outside the unit and there are two large car parks off Main Street. Nearby retailers include Greggs, Costa, Domino's and The Co-op.

Location

The property is prominently located on Main Street in Garforth Town Centre, the town of which is located approximately 6.5 miles east of central Leeds.

Accommodation

The accommodation comprises the following areas:

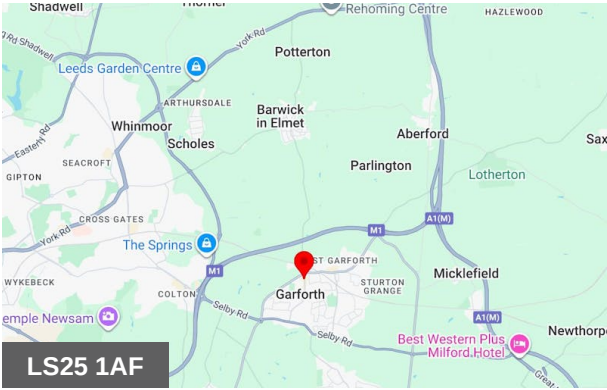
Name	sq ft	sq m
Ground	2,104	195.47
Basement	771	71.63
Total	2,875	267.10

Planning

The unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

EPC

The property has been assessed as having an Energy Performance Asset rating of Band C. Further information can be provided.



Viewing & Further Information

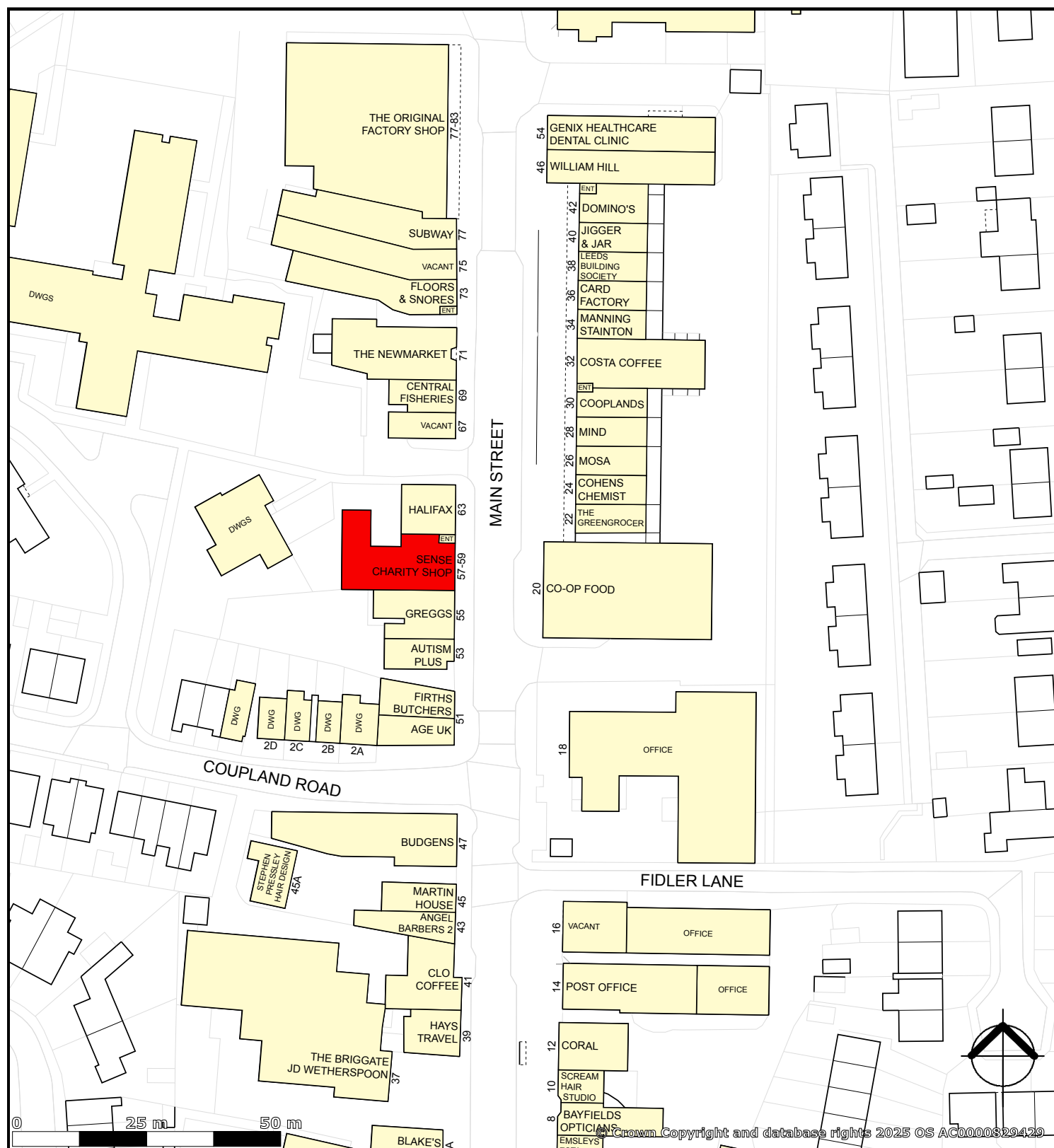


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Plotted Scale - 1:1,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract